



Green Court, The Green | Southwick | BN42 4GS

£325,000





We are delighted to offer for sale this spacious three bedroom first floor apartment situated in this popular Southwick development.



# Key Features

- First Floor Purpose Built Apartment
- Three Bedrooms
- Spacious South Facing Lounge/Dining Room
- Modern Fitted Kitchen
- Pvcu Double Glazing And Gas Central Heating Throughout
- Garage In Nearby Compound
- Remainder Of 999 Year Lease
- No Onward Chain
- Popular Southwick Development
- Close Proximity To Southwick Green & Station



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs up to:-

FIRST FLOOR COMMUNAL LANDING Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising oak wooden flooring, two cupboards both with hanging rail and shelving, two light fittings, wall mounted telephone entry system.

SPACIOUS LOUNGE South aspect. Comprising oak wooden flooring, two pvcu double glazed windows having pleasant views over communal courtyard, radiator, single light fitting, wall mounted electric fireplace with attractive marble and wooden surround, coving.

KITCHEN North/East aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, matching integrated cupboard housing Vaillant combination boiler, inset four ring gas hob with extractor fan over, matching integrated washing machine, inset eye level double oven, space for fridge/freezer.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed window, oak wooden flooring, single light fitting, radiator, matching built in wardrobes with hanging rail and shelving, integrated Banham safe.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with pleasant views overlooking communal courtyard, oak wooden flooring, single light fitting, radiator.

BEDROOM THREE South aspect. Comprising oak wooden flooring, pvcu double glazed window with pleasant views overlooking communal courtyard, radiator, single light fitting.

MODERN FITTED BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with Mira shower over, hand wash basin with vanity unit below, low flush wc, two wall mounted storage cupboards with spotlights, single light fitting, fully tiled walls, vinyl flooring, ladder style heated towel rail, extractor fan.

## EXTERNAL

GARAGE In nearby compound with newly fitted up and over door.

COMMUNAL COURTYARD Well kept communal gardens having lawned and paved areas with variety of mature shrubs, trees and bushes, various pathways provide easy routes to Southwick Green, South towards the station and North towards the shops.

RESIDENTS PARKING On a first come first serve basis

## TENURE

Leasehold

LEASE: 999 years from 7.3.1975 - Approximately 947 years remaining

MAINTENANCE: Approximately £1950 per annum - paid half yearly

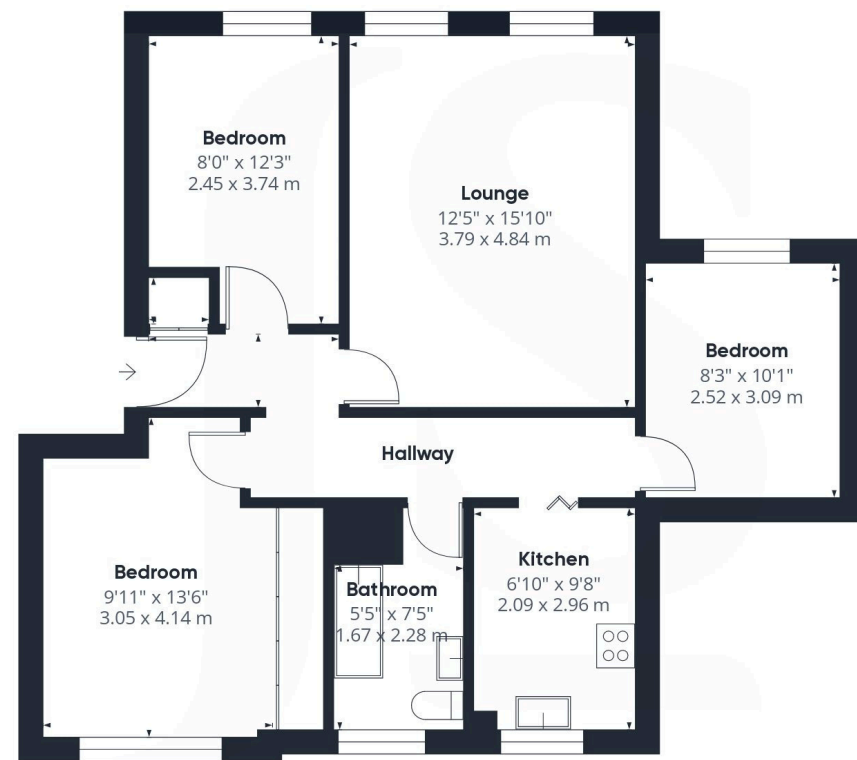
GROUND RENT: Approximately £15.00 per annum - paid half yearly

## LOCATION

Situated in this popular development on the prestigious Southwick Green, this convenient residential location is in close proximity of Southwick Square which offers a comprehensive range of shops. Amenities nearby included doctors surgery, community centres, library and theatre. Southwick mainline railway station is within walking distance offering links to London and Brighton. Sought after primary and secondary schools obtaining 'outstanding' Ofsted ratings are also within the catchment area. Holmbush Shopping Centre which incorporates Marks & Spencer's, Tesco, McDonalds, Next and Costa are within a mile of the property.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Ground Floor Building 1



Ground Floor Building 2



## Property Details:

Floor area (as quoted by EPC: tbc sqft)

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.